
6. POPULATION, HOUSING, AND EMPLOYMENT

The following chapter addresses anticipated impacts of the proposed Downtown Improvement Program Update on population, housing, and employment in the project area and in greater Sunnyvale. Information presented in this chapter also provides the statistical basis for determining population, housing, and employment related impacts in subsequent chapters of this EIR (e.g., transportation, public services and utilities, etc.).

6.1 SETTING

6.1.1 Population

Table 6.1 shows existing and projected population growth within the City of Sunnyvale sphere of influence¹ as a whole. As shown in the table, Sunnyvale's year 2000 population of 133,086 (131,760 in the city limits, 1,326 additional in the sphere of influence) is projected to grow to 147,100 by 2020, a 10.5-percent increase over the 20-year period.

6.1.2 Housing

Table 6.1 and the following discussion describe Association of Bay Area Governments (ABAG) estimates of existing and projected household totals for Sunnyvale. The terms "households" and "dwelling units," as defined by ABAG, are similar but not equivalent; a household is defined as an occupied dwelling unit.

In the year 2000, there were approximately 52,837 households in Sunnyvale. By 2020, ABAG projects that Sunnyvale will have 58,930 households, representing an 11.5-percent increase between 2000 and 2020.

6.1.3 Employment

As indicated in Table 6.1, the total number of jobs in Sunnyvale was estimated at 124,540 in 2000, and is projected to increase to 154,030 by the year 2020, a 23.7-percent increase.

¹The demographic data presented in this chapter have been largely derived from the Association of Bay Area Government's (ABAG's) Projections 2002 document, which has compiled data for city-centered areas or "subregional areas" in the various counties. The subregional areas generally correspond to the Local Agency Formation Commission (LAFCo) designated spheres of influence for each community. The Sunnyvale statistical area data presented in this chapter have been compiled for the City of Sunnyvale sphere of influence, which includes land outside the city limits.

Table 6.1

ESTIMATED SUNNYVALE POPULATION AND JOB GROWTH --WITHOUT PROJECT,
2000-2020

	<u>2000</u>	<u>2020</u>	<u>Percent Increase 2000-2020</u>
Sunnyvale Sphere of Influence			
Total population	133,086	147,100	10.5%
Total households	52,837	58,930	11.5%
Persons per household	2.50	2.48	(0.8%)
Total jobs	124,540	154,030	23.7%
Total employed residents	84,234	93,500	11.0%
Ratio (jobs/households)	2.35	2.61	11.1%
Ratio (jobs/employed residents)	1.48	1.65	11.5%

SOURCE: ABAG, *Projections 2002*, December 2001; Wagstaff and Associates, 2003 (jobs/households and jobs/employed residents ratios).

6.1.4 Jobs/Housing Balance

Regional planning goals have increasingly emphasized the need to improve the balance between housing and jobs in subregions as a means of reducing intraregional commuting and associated traffic congestion and air quality impacts. The term "jobs/housing balance" is commonly used to describe the relationship between the number of local jobs available and the number of local employed residents. While the "jobs/housing balance" is the term most often used, the "jobs/employed resident balance" is the more precise measure of the local relationship of housing to jobs, since households, on average, contain more than one employed resident. To the degree that a balance is achieved between local jobs and housing, there is greater opportunity for local residents to work close to where they live. A "jobs/housing balance" of 1:1 (i.e., one job for every employed resident) therefore tends to reduce a community's contribution to regional traffic congestion, noise, and air pollution. Where a city's local jobs/employed resident ratio is substantially higher than the regional ratio, a higher tendency toward in-commuting is indicated; where the local ratio is substantially lower than the regional ratio, a higher tendency toward out-commuting is indicated.

It is important to note, however, that a simple numerical balance in the jobs/housing ratio does not necessarily indicate that local residents have adequate opportunity to work in their community. Other factors, such as the match between local resident employee skills and the skills required for local jobs, and the match between local job compensation levels and local housing prices, also influence a community's actual jobs/housing relationship.

As indicated in the Table 6.1, the City of Sunnyvale had many more local jobs than local employed residents, translating to a jobs/employed resident ratio of 1.48 in the year 2000. The ratio is expected to increase further during the 17-year period until 2020, with a jobs/employed resident ratio of 1.65 projected for 2020. The jobs/employed resident ratio for Santa Clara County as a whole was 1.14 in 2000 and was projected to be 1.17 by 2020. For the nine-county Bay Region, the jobs/employed resident ratio was 1.04 in 2000 and was projected to be 1.06 by 2020. The comparatively higher Sunnyvale figures convey a disproportionate trend towards in-commuting.

6.2 PERTINENT PLANS AND POLICIES

6.2.1 City of Sunnyvale General Plan

The City of Sunnyvale General Plan Housing and Community Revitalization Sub-Element (adopted in 2002) and Land Use and Transportation Element (adopted in 1997) contain goals and policies adopted to achieve various socio-economic objectives with respect to the range of available housing types, special housing needs, residential quality and character, and housing rehabilitation, as well as policies formulated to avoid undesirable adverse physical (environmental) housing and employment conditions. The following listing of "pertinent" policies from these two General Plan elements has been limited to those adopted for the purpose of avoiding or mitigating an environmental effect¹ (i.e., to reduce vehicular traffic or avoid adverse land use conditions or incompatibilities).

Housing and Community Revitalization Sub-Element:

- *Keep data on the jobs/housing ratio. (Policy B.1, p. 67)*
- *Annually review and compare job growth and housing growth. (Policy B.1.a, p. 67)*

Land Use and Transportation Element:

- *Provide land use categories for and maintenance of a variety of residential densities to offer existing and future residents of all income levels, age groups, and special needs sufficient opportunities and choices for locating in the community. (Policy C2.1, p. 160)*

¹The CEQA Guidelines explain that an economic or social change alone is not considered a significant environmental effect, but an economic or social change or effect that can be related to a significant physical--i.e., "environmental"--change may be considered (CEQA Guidelines sections 15064(f) and 15382). In this light, the policies listed in section 6.2 are limited to those that appear to have been adopted for the purposes of avoiding or mitigating an adverse environmental effect--e.g., policies advocating housing as infill and mixed use development approaches as a means of reducing vehicular traffic.

- *Maintain lower density residential development areas where feasible.* (Policy C2.3, p. 161)
- *Promote and preserve single-family detached housing where appropriate and in existing single-family neighborhoods.* (Action Statement C2.3.2, p. 161)
- *Determine appropriate density for housing based on site planning opportunities and proximity to services.* (Policy C2.4, p. 162)
- *Locate higher density housing with easy access to transportation corridors, rail transit stations, bus transit corridor stops, commercial services, and jobs.* (Action Statement C2.4.1, p. 162)
- *Locate lower density housing in proximity to existing lower density housing.* (Action Statement C2.4.2, p. 162)

6.2.2 Sunnyvale Downtown Specific Plan

The Sunnyvale Downtown Specific Plan (adopted in 1993) contains the following housing policy adopted for the purpose of avoiding or mitigating any environmental effect:

- *Encourage mixed housing consisting of market rate and affordable housing in high-density residential neighborhoods.* (Policy P.LUC-15, p. 5)

6.3 IMPACTS AND MITIGATIONS

6.3.1 Significance Criteria

Based on Appendix G of the CEQA Guidelines,¹ the proposed Downtown Improvement Program Update (the "project") would be considered in this EIR to have a significant adverse impact on population and housing conditions if it would:

- (a) induce substantial population growth either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure); or
- (b) displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere.

¹CEQA Guidelines, 2002. Appendix G, Items XII a-c.

In addition, development facilitated by the project may be considered to have a significant adverse impact if it would create or contribute noticeably to a substantial increase in the city's existing jobs/housing ratio.

6.3.2 "Worst Case" Projections (With Project)

Table 6.2 presents year 2020 population, housing, and employment projections for the proposed project area. The table indicates that an estimated 4,175 additional residents, 1,670 dwelling units, and 2,941 additional jobs are anticipated in the project area by the year 2020 with implementation of the project. These growth estimates are based on the "with project" residential and commercial development levels anticipated in the project area listed in Table 3.3 in chapter 3, Project Description, of this EIR.

6.3.3 Impacts and Mitigation Measures

Population and Housing Growth Impacts. The proposed Downtown Improvement Program Update would accommodate a net additional increment of up to 760 dwelling units in the central area over what would be permitted under current Downtown Specific Plan policies and associated zoning regulations. The 760 additional units (or households) would represent an increase of roughly 13 percent in the ABAG-projected 2020 household growth increment for the Sunnyvale sphere of influence,¹ and cause an approximately 1.3-percent increase in the ABAG-projected 2020 citywide household total (from the currently projected total of 58,930 households without the Design Plan changes to approximately 59,690 households with the Design Plan changes). Compared with existing conditions, the project would produce increases of 1,670 dwelling units (or households) and 4,175 residents, representing a 3.2-percent increase over the existing (2000) citywide totals of 52,837 households and 133,086 residents. The project would therefore directly induce a small, less-than-substantial increment of local household and population growth, which would represent a ***less-than-significant impact*** on Sunnyvale population and housing conditions (see criterion (a) under subsection 6.3.1, "Significance Criteria," above). As described in chapters 7 through 15 of this EIR, the project-related household and population increases would result in associated ***potentially significant physical (environmental) impacts***, including significant transportation, noise, air quality, drainage, water quality, geotechnical, and cultural and historic resources impacts. These related impacts and associated mitigation measures are described in detail in chapters 7 through 15 of this EIR.

Mitigation: No significant adverse population or housing growth impact has been identified; no mitigation is required.

¹ABAG projects that Sunnyvale will gain 6,093 households between 2000 and 2020, for an 11.5-percent increase (see Table 6.1). The 760 additional households associated with the project would increase that estimate by 13 percent, to 6,853 households.

Table 6.2

**PROJECTED TOTAL POPULATION, HOUSING AND EMPLOYMENT GROWTH INCREMENT
IN THE PROJECT AREA WITH PROJECT, 2003-2020**

	<u>Total</u>	<u>Average Annual Increase</u>
Estimated total additional households: ¹	1,670	98
Estimated total additional population: ²	4,175	246
Estimated total additional jobs: ³	2,941	173
Estimated project area new jobs/new households ratio:	1.76	--
Estimated project area new jobs/new employed residents ratio: ⁴	1.11	--

SOURCE: Wagstaff and Associates, 2003.

¹ Total additional households = total additional residential units from Table 3.3 in chapter 3, Project Description, of this EIR.

² Total additional population = total additional households (1,670) x estimated population per average household (from Table 6.1, 147,100 (year 2020 population) ÷ 58,930 (year 2020 households) = 2.50); 2.50 x 1,670 = 4,175.

³ Commercial development would be composed of a mix of office and retail uses, as outlined in the proposed Design Plan. The total additional employment (i.e., jobs) computation for this EIR is based on conventional employee-per-square-foot-of-floor-area figures for commercial office uses (350 square feet per employee) and retail/restaurant uses (450 square feet per employee). Assuming 350 square feet per employee, the estimated maximum public facility development of 12,240 square feet (see Table 3.3) would generate 35 new employees. Assuming 0.3 employee per hotel room, the loss of 155 hotel rooms (see Table 3.3) would reduce employment by approximately 47 jobs. Assuming 350 square feet per employee, the maximum office development total of 942,640 square feet (see Table 3.3) would generate 2,693 new employees. Assuming 450 square feet per employee, the maximum retail/entertainment development total of 116,640 square feet (see Table 3.3), would generate 260 new employees. Total additional jobs would be 2,941 (35 - 47 + 2,693 + 260 = 2,941).

⁴Sunnyvale's employed residents/household ratio will be 1.59 in 2020, based on (without project) estimates of employed residents (93,500) and household (58,930) shown in Table 6.1. The project-related increase of 1,670 households would therefore produce 2,655 new employed residents (1,670 households x 1.59 employed residents/household = 2,655 employed residents). The project-related jobs/employed residents ratio would be 1.11 (2,941 new jobs divided by 2,655 new employed residents = 1.11).

Permanent Employment Impacts. The project would encourage the development of additional commercial/retail/restaurant space, office space, and public facility space in the project area. For purposes of "worst case" environmental impact assessment, this EIR assumes that the project would be highly successful in stimulating such development. As indicated in Table 6.2, as many as 2,941 total additional jobs have been projected in this EIR for the project area by the year 2020, facilitated in large part by the proposed project. This increase in central area jobs would constitute a significant beneficial economic impact, and is a project goal. However, such a central area job increase could also result in significant secondary adverse impacts on traffic, public services, noise, air quality, etc., as discussed in corresponding, subsequent sections of this EIR.

Mitigation. No significant additional adverse environmental impact has been identified; no mitigation is required.

Temporary Employment Impacts. Additional construction jobs would also be created by *Downtown Design Plan*-related development over the project's 17-year implementation period. The actual number of temporary jobs created by the project activities between 2003 and 2020 would depend on the construction dollars spent; a total cannot be accurately quantified at this time. Nevertheless, these project-generated employment opportunities would represent a significant, beneficial economic impact of the project. These construction jobs would also result in significant, temporary adverse impacts on traffic, noise, and air quality, which are discussed in corresponding, subsequent sections of this EIR.

Mitigation. No significant additional adverse environmental impact has been identified; no mitigation is required.

Jobs/Housing Balance Impacts. The projected project area households and job increases between 2003 and 2020 under the "with project" scenario would result in a slight overall decrease in the projected citywide year 2020 jobs/household ratio from 2.61 (see Table 6.1) to 2.59,¹ indicating slightly less in-commuting, i.e., a **beneficial environmental impact**.

Mitigation. No significant environmental impact has been identified; no mitigation is necessary.

¹58,930 households under the "without project" scenario (Table 6.1) plus 760 net additional households under the "with project" scenario (from Table 3.3) = 59,690 total households; 154,030 jobs under the "without project" scenario (Table 6.1) plus approximately 440 net additional jobs under the "with project" scenario (based on the net commercial development increases and losses shown in Table 3.3) = 154,470 total jobs; $154,470 \div 59,690 = 2.59$.

